

**LAKE MILTON MANUFACTURED HOME COMMUNITY**  
**16 Canary Drive**  
**Lake Milton, OH 44429**

**RULES AND REGULATIONS**

Listed below are the rules and regulations for the **Lake Milton MHC (Manufactured Home Community.)** Situations will occur where updates are made to the rules and regulations to meet any new circumstances. Management reserves the right to amend, modify or update the contents of these rules and regulations without notice.

The owner and management of **Lake Milton MHC** are interested in maintaining a neat, clean, attractive and friendly park. They hope that you as residents are interested in the same. By all of us working together and abiding by the rules, we can all live in a community that we are proud of. Therefore, if you are going to be a resident, it is a **MUST** that you abide by all of the rules and regulations listed below.

These rules supersede and replace rules and regulations presently contained in LAKE MILTON MOBILE HOME COMMUNITY RULES AND REGULATIONS (through prior ownership)

**If any of these RULES AND REGULATIONS are violated, a \$50.00 fine will be imposed.**

**1. REGISTERING**

All residents are required to register before their mobile home will be connected to services. Management reserves the right to reject any mobile home although the client's application has been approved prior to arriving. If you have read the park rules and filled out your application properly, this will not happen. **No resident may take in another person as a roomer, or otherwise rent or sublet their home without written permission by the management.** All pets must be registered in the office and described sufficiently to be identified.

**2. REGISTRATION MISCELLANEOUS**

- A. Residents must provide proof of ownership (title) and proof of insurance within twenty-four (24) hours after request is made.
- B. Signed acknowledgment of the rules must also be turned in before the date of occupancy.

**3. RENTS PAYABLE**

All rents are payable to Lake Milton MHC through the Rent Manager Payment Portal. Rent

Manager resident account access is reached by selecting the "RESIDENTS" tab on the [www.LakeMiltonMHC.com](http://www.LakeMiltonMHC.com) website. **NO CASH, CHECKS NOR MONEY ORDERS WILL BE ACCEPTED.**

Rents are due on the first (1<sup>st</sup>) of the month, and no later than the fifth (5<sup>th</sup>) of the month. After that time, a late fee of \$30.00 will be added to the rental amount. After 10 days a 3-day Notice to Vacate will be served on you. No further notice will be given after the expiration of the 3-day Notice, but rather court proceedings will be instituted and an additional charge for processing will be assessed. **Receiving two (2) 3-Day Notices within a 12-month period is an automatic eviction from the premises.**

Your home shall be used as a residence only for persons named on the rental application. All visitors staying overnight must register at the Park Office. There is no charge for visitors for the first fourteen (14) days. After that they must complete an application to be considered for approval as a permanent resident. For residents' protection, strangers or people not familiar to Lake Milton MHC management and/or residents will be questioned.

#### **4. RETURNED CHECKS**

If a check is accepted by the park (for any reason) and is returned from the bank, it will be assessed a \$30.00 fee for administrative costs and bank charges. This NSF fee will immediately be added to next month's lot rent. If checks are returned to the office twice due to insufficient funds, money order or certified check will only be accepted.

#### **5. SECURITY DEPOSITS**

A security deposit may be required. Completed security deposit forms and payment will be due prior to or at lease signing should you be offered a lease to reside on said property. This shall not serve as the last month's rent. This money is to satisfy any claim for damaged property. Any litter left or damage done to the premises which would necessitate repairs shall be back-charged to the resident at the time of moving and deducted from their security deposit; the resident shall be liable for the difference. Security deposits are not transferable unless done in writing with management's consent. **A 30 day notice of moving must be given in writing in order to get your Security Deposit returned along with a forwarding address within four days of moving out or the Security Deposit will be forfeited.**

#### **6. WATER USAGE**

- A. All residents are responsible for paying monthly water and sewer charges. Water metering equipment is currently used in Lake Milton MHC and each resident is billed for their respective use of the water and sewer (same bill) on a monthly basis. Water and sewer payment is also due on the first (1st) day of the month.
  
- B. Residents agree to properly use the water and sewer systems of the mobile home community. Residents are not to deposit disposable diapers, baby wipes, paper or sanitary napkins in the sewer system. Residents shall maintain all water and sewer lines within the mobile home to the point of connection with the park facilities.

- C. Residents will be financially responsible for services clearing any sewer line backups caused by disposing of prohibited items.
  
- D. The resident is responsible for making certain NO leaks exist in the water and sewer lines leading to their mobile home. A leaky faucet or water left running in the winter will cause a build-up of ice in the sewer lines. Thawing of these lines will be the responsibility of the resident.
  
- E. Each resident is responsible for keeping the site's water and sewer connections from freezing from the ground level up. The resident is responsible for any and all cost of damage resulting in the replacement or repair (including service charges) of water meter, remotes, installation and winterizing of all metering equipment. If such equipment is damaged due to negligence of the resident, (negligence includes failing to properly heat tape line and meter equipment, leaving heat tape unplugged, intentionally defacing or tampering with the meter, remote monitor, and the lines to and from the meter and remote,) it shall be the sole responsibility of the residents.
  
- F. A \$25.00 service fee and a \$50.00 freeze plate fee will be charged to residents for replacing the freeze plate on the water meter due to residents' neglect to install heat tape or the heat tape is not working properly.

## 7. INVENTORY CHECKLIST

An inventory checklist shall be utilized at the beginning and termination of the tenancy to determine damages. The procedure set forth in Act No. 348 of the Public Acts of 1972. It is the responsibility of the resident to return the inventory checklist within seven (7) days of obtaining possession of the mobile home site.

## 8. MOBILE HOME STANDARDS

No mobile home shall be allowed to come into or remain in the community which does not comply with the following minimum requirements, unless a waiver is obtained from the manager for the deficiency:

- A. There must be at least a minimum of 600 square feet of area in each mobile home.
  
- B. The mobile home should not be over ten (10) years of age when delivered to the community, unless otherwise approved by the community manager.
  
- C. It must be built to the minimum requirements of HUD Mobile Home Construction and Safety Standards.
  
- D. The exterior of the mobile home, additions to the home, the shed, the skirting, the steps, porches and grounds must be in good repair at all times. **Addition of any of these**

**items must be approved in writing** by management prior to adding them to the home or Lake Milton MHC.

- E. Roofs, all exterior doors, windows, storms and screens must be in good repair.
- F. Only blinds are allowed to be used as window dressing. If curtains are preferred, they must be used in conjunction with blinds. Blinds must not be broken and in working condition.
- G. Window air conditioners must be braced to the home with metal angle braces or chain braces. No wooded bracing, bracing to the ground or cement work will be allowed.
- H. Rule 125.1703 of the Mobile Home Commission Rules require that all mobile homes shall be equipped with a currently charged fire extinguisher, minimum rating: 5 lbs. 2A 10BC and homes also be equipped with one smoke detector approved by a nationally recognized independent testing laboratory.
- I. All additions to the home must be approved in writing by management prior to being constructed. Management will require detailed construction plans and a materials list to be used along with a building permit issued by the applicable governing authority. All approved construction projects must be completed within the approved time allowed at the start of construction. Any digging within the community must be approved in writing by management and must have the underground utilities marked by the appropriate utility provider.
- J. Alterations to the original exterior color of the mobile home must be proposed to and approved by management.
- K. Sheds must match the color of the home.

## 9. HOMESITE

- A. Each resident is responsible to keep their home site neat and absolutely free of litter. Litter includes BUT NOT LIMITED TO: Bottles, cans, wrappers, paper, cigarette butts, food containers, pet waste, (broken and unused) toys and any unsightly debris. **Home sites remain under the dominion of the owner.** This does not include any physical alteration of the premises without written permission from management.
- B. Each resident shall be responsible for mowing, trimming, edging, fertilizing, weed control, watering and general maintenance of lawn and shrubs. This is to be done around the home, porch, shed, driveway and sidewalks.
- C. No excessive items may be stored on a resident's home site. Items must be stored either inside the home or in the required utility shed. Excessive outdoor items include BUT NOT LIMITED TO: Unused furniture, appliances, vehicle parts, construction debris, tools, scrap materials, household items not intended for outdoor storage, toys, bikes, lawn equipment, ANY and ALL chemicals. Items such as grills and patio furniture are to be kept in a neat and orderly fashion.

- D. Installation of any type of screen housing, fencing, vegetable gardens, porches, decks, play structures or landscaping items requires written approval by the manager. This is to ensure non-interference with the underground installations, local and state codes or the aesthetics of the community. These items are to be kept in excellent condition.
- E. Storage of items under the home is not permitted.**
- F. Storage of items under the porch is not permitted.
- G. No items may be stored around the home or shed without prior written permission from management.
- H. Outside laundry such as clothes lines, drying towels, rugs, clothing, sheets, blankets, or any other item to be dried outside or to be hung on porches/decks are not permitted.
- I. No fires in the park without an approved fire ring. All fire rings must be approved by management prior to its use. Management reserves the right to deny any tenant the use of a fire ring or any fire based on a lack of sufficient area and or any safety concerns.  
  
Firewood may only be stored in a shed or on a rack behind the shed. The firewood rack must be at least 10" from the ground and built neatly and painted to match the shed. During the summer, firewood must be kept to a minimum. All firewood must be neatly stacked.
- J. All sidewalks, patios and driveways must be cleared of snow and ice by the resident. Pushing the snow into the street is prohibited.
- K. Only home mounted flags are permitted. The flag shall not be mounted in a manner such that it shall exceed the top of the roof. Maximum flag size shall be 3' x 5'. Only flags in good condition shall be permitted.
- L. Tents, screened tents, canopies are NOT allowed in the community unless given written permission by management. Any approved canopy or umbrella must be maintained in excellent condition or be removed.
- M. Plantings must stay on the home site when a resident moves from the community. All trees and shrubs must be approved in writing by management prior to being planted.
- N. Any charges incurred due to failure of resident to comply with the community rules and regulations shall be the sole responsibility of resident and deemed to be rent and shall be collectable as rent.**
- O. On all homes, the wheels, axles and tires must remain on the lot, unless they were not sold with the home.
- P. Sheds - Outside storage buildings will be allowed only when constructed from approved materials. The maximum size of such a building shall be **10ft x 12ft**. Only one building per lot is permitted. The location shall be approved by management and shall not extend beyond the end of the mobile home. The building must be on a concrete pad and properly anchored. Sheds must match the color of the home.
- Q. Only furniture specifically designed for outside use is allowed outside of the home. All outdoor furniture must be maintained in excellent condition.
- R. All homes must have steps at all exterior doors. Steps must be either fiberglass or wood. NO cement blocks will be permitted to be used for steps.
- S. No yard signs of any kind are allowed in the yards.

- T. Lawn ornaments must be held to a minimum and must be in good taste. This criteria is to be determined by park management. All holiday decorations must be removed promptly after the holiday.

## **10. AIR CONDITIONERS**

- A. Central air conditioning units must be approved by the manager and installed by professional licensed installers.
- B. Central air conditioning units must be located on the back side of the home.
- C. All window air conditioners must be braced to the home with metal angle braces or chain braces. No wooden bracing to the ground is allowed.
- D. All air conditioner units must meet the requirements of all local codes.

## **11. NOISE CONTROL**

- A. It is the purpose and intent of your mobile home community to reasonably provide freedom from disturbing noises.
- B. Loud talking, arguing, and disorderly or intoxicated behaviour will not be tolerated. Excessive or abnormal use of television, radios and stereos are also prohibited. Excessive noise from motorcycles or loud mufflers are not permitted.
- C. Quiet hours are from 9:00pm to 8:00am

## **12. RUBBISH**

- A. Garbage is collected once weekly (which will be Thursday). Each resident will be provided one 90 gallon totter which should be used for garbage only. The totter must be set on the lot next to the curb for pickup no earlier than 6:00pm the evening before.
- B. The totter shall be returned to the utility building or the rear of the mobile home on the day of the pick-up.
- C. All garbage is required to be bagged.
- D. Disposable diapers, tampons, disposable wipes and sanitary napkins must be placed in refuse containers (not in toilets.)
- E. Residents are responsible for disposing of any material that the garbage company will not pick up.

## **13. FIRE HAZARDS**

Rule Number 125.1702 of the Mobile Home Commission Park Safety Rules requires that the resident of each mobile home site shall be responsible for keeping that site free of fire hazards. This may include any fencing or materials causing safety hazards in or around the premises' yards. Check with management to find out if you are in violation of this rule before putting such things in your yard.

#### 14. AUTOMOBILE REPAIRS/LICENSE

- A. No automobile repairs of any kind are allowed within the community.
- B. Vehicles without current license plates are not allowed in the community and will be towed at the vehicle owner's expense without notice.
- C. Any vehicle in disrepair will result in a violation notice allowing a determined amount of time to repair or the vehicle will be towed at the owner's expense.

#### 15. TRAFFIC REGULATIONS

- A. All traffic regulations will be observed and obeyed throughout the community.
- B. **A 10 MPH speed limit will be strictly enforced.**
- C. Residents will be responsible for their guest's actions.

#### 16. PETS

- A. All pets must be identified, approved and registered with management. The following pet rules are as follows and the owner reserves the right at any time to change current pet policy.
- B. If a pet is approved, AT MOST (2) DOGS (maximum 25 pounds) OR CATS will be allowed per lot and are included in the monthly lot rent. Payment of lot rent does not constitute approval of the pet per Rule A above. Upon management discovery of any existing pet which is not registered and/or does not meet these requirements, residents will be given a violation of rules notice. Tenants will have three (3) days to remove unapproved animals. Noncompliance may result in an eviction notice and seeking of the same..
- C. **Only non-vicious dog breeds as described by Ohio law are allowed in the community.** Vicious dog breeds that are NOT ALLOWED in the community include but are not limited to Rottweiler, Chow-Chow, Pit Bull, Bull Terrier, American Staffordshire Terrier, German Shepherd, Doberman Pinscher, Wolf, and Wolf-Hybrids.
- D. All pets are to be immunized and wearing a collar with county tag evidencing registration at all times. **All pet owners must provide a picture of the pet, copy of license and current inoculations.**
- E. Pets are not allowed to run loose throughout the community and must be kept inside the home, within a properly secured fenced yard, or on a leash at all times. Pets must not be left outside unattended for any period of time. Pets found running loose will be caught and turned over to animal control.
- F. Pet waste must be picked up and removed from the home site daily. It is to be picked up as it occurs when walking said pet.

- G. If a pet wastes in another resident's yard and you fail to pick it up, you may be subject to eviction.
- H. Dog houses/shelters are not permitted. There is to be NO feeding bowls of any kind outside of the mobile home. Pets may only be housed inside the home.
- I. Damage to the premises caused by pets shall be immediately repaired by the resident.
- J. If a pet bites someone, the pet must be removed from property within 3 days.
- K. No feeding of stray animals.
- L. Non-domesticated animals are not permitted.
- M. Visitors' pets are NOT permitted.

## **17. SOLICITING**

- A. Peddling or commercial enterprise requires the written permission of management.
- B. Door-to-door selling is prohibited unless given written permission by management.
- C. Distribution of leaflets or pamphlets door-to-door, on or in mailboxes is prohibited without written permission by management.

## **18. MOTORCYCLES**

- A. Licensed motorcycles are permitted to and from the resident's home only.
- B. All motorcycles must have quiet mufflers.
- C. Excessive noise from motorcycles, revving of engines or loud mufflers are not permitted.
- D. The operation of mini-bikes, motor scooters, dirt bikes, go-carts or snowmobiles are not permitted in the community.

## **19. PARKING**

- A. Parking is provided for two (2) cars only at each home site. Special permission from management must be obtained if more parking space is needed.
- B. No vehicle shall be driven or parked on any yard or grassy area in a manner that causes damage. Any individual responsible for tearing up a yard will be required to repair the damage at their own expense and may be subject to fines.
- C. Vehicles found illegally parked in the street will be towed away at vehicle owner's expense without notice.
- D. If additional parking is required (widening driveway), prior approval from management must be obtained. Once approved, the widened section must: Look neat, rectangular, edged with timber, and surfaced with stone.
- E. No truck/van or other vehicle over  $\frac{3}{4}$  ton is permitted.

- F. Vehicles kept at resident's home-sites must be licensed for street use and must be in good repair and self-propelled.
- G. Boats, trailers, motor homes, **unmounted truck campers** and snowmobiles may not be allowed on site. Management will allow the resident to park such vehicles in driveways to load, unload or clean before and after the trip. Abuse of these privileges will result in them being withdrawn.

## **20. HOME ADDRESS**

State law requires the following:

- A. Each resident is required to display address numbers on the front of their home.
- B. Numbers should be a minimum of 3" high.
- C. All numbers should be visible from the street.

## **21. SKIRTING**

- A. All homes must be skirted at the time of set-up.
- B. All skirting must be maintained in excellent condition at all times, with no holes, cracks, loose or broken pieces, or any other visible defects. There must be a solid track for the skirting to sit in at all times.
- C. All material must be vertically ribbed aluminum or vinyl specifically designed for skirting applications.
- D. Each skirting section shall have interlocking vertical ribs on each end to retain sections in place.
- E. Vinyl skirting sections shall have a minimum of 3 vertical ribs per foot; sections not to exceed 2 feet in length.
- F. Aluminum skirting shall have extruded locking notches on bottom edge of each section.
- G. Vinyl skirting shall have extruded locking notches on top and bottom of each section.
- H. All skirting installation requires that the top and expansion cap be 6 inches in height.
- I. The bottom u-channel track shall be a minimum of 1-1/4 inches in height.

## **22. HOME CONNECTION TO ELECTRIC, GAS, SEWER AND WATER**

- A. The initial connections to the home and maintenance of the connections for electric, gas,

sewer and water hookups are the responsibility of the resident (including electric cords, gas pipes, etc.).

- B. State law requires that these connections be performed by a licensed home installer.
- C. Residents will be responsible for any and all inspection fees for any and all utility connections to park facilities.
- D. Rule 125.1708(3) of the Mobile Home Commission Rules and Rule 325.3373 of the Public Health Department require that residents install and maintain connections properly, if not properly done by resident; these laws authorize the Community to have the work performed and charge the resident the cost plus a \$35.00 fee.
- E. The resident is responsible for electric heat tape being installed on the waterline and meter to prevent freezing.

### **23. CHILDREN**

- A. Children under 18 years of age must be off the streets by 9:00 PM or when the street lights come on, whichever comes first.
- B. Short cuts through lots are not permitted.
- C. Children waiting for the school bus at the designated bus stop will act in an orderly manner.
- D. Working parents must provide for the supervision of their minor children. The name, phone number and address of the person responsible for the children during the parents' absence must be on file with the management.
- E. Parents will be held accountable for their children's actions. Children abusing and/or destroying Park property or the property of other residents will cause for Institution of Eviction proceedings against the family of which he/she is a member.

### **24. Boats, Boat Docks and Fishing Pier**

- A. Each boat must be registered with the office. If not registered it is subject to be removed from property.
- B. If you are storing a boat or trailer on Cardinal, you are responsible for maintaining the grass and the surrounding area around the stored vehicle.
- C. Boat Docks are reserved exclusively for residents who have purchased a seasonal slip and their guests.
- D. Fishing Pier is available for use by all residents.
- E. All minor children must be accompanied by an adult while using the fishing pier and docks.
- F. Littering is strictly prohibited at all times in the dock and fishing pier areas. Any individuals found littering may be subject to fines, suspension of access privileges, and possible loss of dock rights.

- G. Residents and their guests are not permitted to dock a boat in any other slip other than the one assigned to them. Violations may result in fines, suspension of access privileges, and possible loss of dock rights.
- H. Failure to comply with any of the Rules and Regulations for the Boats, Boat Dock and Fishing Pier may result in fines, Suspension of access privileges and possible loss of dock rights.

#### **24. TERMINATION OF TENANCY**

- A. Notice of any violation of these rules will be given in writing. Copies of these notices will be maintained on file and serve to determine chronic violators who may be evicted at the discretion of the owner.
- B. Residents must notify management of intention to sell (or move) at least thirty (30) days prior to departure. Residents must allow management to complete an inspection of said home prior to such departure.**

Resident/Seller acknowledges that the resale inspection conducted at Resident/Seller's home is for a determination of whether the mobile home is eligible to remain in the mobile home community in accordance with applicable mobile home community rules, if sold, Resident/Seller agrees that such inspection is not for the benefit of any prospective purchaser, and that Resident/Seller shall not hold such resale inspection report out to prospective purchaser as a representation of the condition of the mobile home proposed to be sold or its fitness for sale.

- C. The seller may not guarantee that the buyer will be acceptable to management. The mobile home or the buyer may not be permitted residency within the park. However, should the buyer wish to remain in the park, an application must be filled out and approved by management before the home may remain in the community.
- D. YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN FOUR (4) DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL; OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE.**

#### **25. RESALE**

- A. Tenant grants to Lake Milton MHC the right of refusal to purchase a mobile home unit that the tenant puts up for sale. Should Tenant receive an offer to purchase Tenant's mobile home, the Tenant shall notify Lake Milton MHC management of said offer in writing. Within ten (10) days of Tenant's notice, Lake Milton MHC management shall notify Tenant of Lake Milton MHC management's decision whether to purchase the Tenant's mobile home upon the terms of Tenant's original offer. Should Lake Milton management elect not to exercise its right, Tenant shall be permitted to complete the Tenant's sale.
- B. Should Mobile home site rights are non-transferable.
- C. Mobile homes may not be rented or sublet by residents.

- D. One, and only one, 'for sale' sign is permitted on the inside window and shall not exceed 18" x 24".
- E. No signs of any kind shall be erected on the home site or the exterior of the home.
- F. Any sign not in conformance with this section will be removed by management without notice.
- G. Homes must be moved off the premises at the time of sale unless new purchaser has previously applied for that home site, has been accepted by management, has paid all applicable fees, deposits and provided proof of ownership.
- H. Any violations of rules, codes or ordinances must be corrected prior to the occupancy of sites.
- I. Any delinquent rents or other delinquent fees or charges must be paid current prior to occupancy by new resident.
- J. Residents may resell their homes on its site within the community so long as the home meets Park specifications. If the home does not meet specifications, it must be brought in conformance, where possible, or removed from the community.
- K. Repairs to bring the home and any of its aforementioned attachments in conformance must be made prior to authorization for resale is granted. Such authorization must be granted, in writing, by the manager, after he/she has completed a physical inspection of the house for which an inspection is mandatory.
- L. The home must meet the set-up standards as set forth in these rules.

## **26. LIQUIDATED DAMAGES**

In a contested action to terminate a tenancy for "just cause", the prevailing party shall receive the following "liquidated damages" as allowed under the Mobile Home Commission Act, MCLA 125.2328C:

Five Hundred Dollars (\$500.00) for an action in District Court.

Three Hundred Dollars (\$300.00) for each appellate level.

These "liquidated damages" are intended to reimburse the prevailing party for its expenses incurred in connection with the termination action and shall not be construed as a penalty. The payment of the "liquidated damages" shall not preclude either party from recovering their actual additional damages resulting from personal Injury or physical damage to the personal or real property caused by the other party or from recovering any unpaid rent or charges under the lease, if any is in effect or these rules and regulations.

## **27. MISCELLANEOUS**

- A. Antennas that interfere with other residents' reception are not permitted.
- B. The Management or Owners of the community are not responsible for loss due to damage, or injury by fire, theft, accidents or any other cause whatsoever by residents, their guests or others. This includes damage or injury to or caused by any personal property of residents, guests or others no matter where located on or off the community premises.

- C. Drunkenness, the use of or possession of illegal drugs, or any act of disruptive conduct will not be tolerated and shall be grounds for eviction when detrimental to the use, enjoyment and quiet of other residents.
- D. In order to protect the safety, comfort and convenience of the community, the following are NOT permitted within the community unless management's written consent is obtained: (1) Firearms, Bow and arrows, BB guns, pellet guns or any similar weapons; (2) loud parties; (3) Loud TV's, radios, Bluetooth speakers or any other similar disturbing noise; (4) Skateboards, roller blades, bicycles and similar modes of transportation are permitted providing common sense is used.
- E. There shall be NO discharging of firearms on the mobile home community property.
- F. Harassment and/or threatening behavior directed towards other residents, guests, visitors, contractors, vendors, community management, community ownership and/or any other persons on community premises is NOT permitted and NOT tolerated. Violators will be evicted at the discretion of the owner.

**28. OBLIGATION**

- A. The management shall NOT be responsible for loss or damage by accidents, fire, theft or acts of God to any mobile home or personal property left by resident or their guests on the premises.
- B. Neither the management nor the owner of Lake Milton Mobile Home Community shall be liable for accidental or injury to life or property throughout the use of park facilities. Residents and their guests avail themselves of these facilities at their own risk.
- C. Neighborhood disputes are NOT the concern of the management unless the community is involved. Personality conflicts are not purview of the management. PLEASE REPECT YOUR NEIGHBOR!!!
- D. All complaints to management from residents about other residents or community operations must be in writing, signed and dated.
- E. Residents are required to notify management of any change of residency as to names and age of occupants
- F. Resident specifically agrees that any violation of the park "RULES AND REGULATIONS" shall be deemed to be a breach of lease agreement. Upon violation of any of the community "RULES AND REGULATIONS," resident shall have breached the lease agreement and any and all remedies available to the park owner for the breach of lease shall be exercised by the community owner.
- G. Community rule violations may result in a \$50 fine for each occurrence, eviction, or both (at the discretion of management unless otherwise specifically defined in the community RULES AND REGULATIONS.)

**29. MAHONING COUNTY COMMUNITY SERVICES**

Police	Emergency	911
Fire Department	Emergency	911

**30. ACCEPTANCE**

- A. You will note that these rules & regulations have been established for the mutual convenience and benefit of all residents. Only if each individual resident observes these

rules and regulations faithfully can we maintain the quiet, orderly and enjoyable atmosphere they were designed to provide.

- B. THE RULES AND REGULATIONS CONTAINED HEREIN ARE A PART OF, AND INCORPORATED IN, THE SITE LOT LEASE AGREEMENT BETWEEN THE COMMUNITY MANAGEMENT AND RESIDENT(S), WHETHER ORAL OR WRITTEN, AND A BREACH OF ONE OR MORE OF THESE RULES AND REGULATIONS SHALL CONSTITUTE A BREACH OF SAID LEASE AGREEMENT AND UPON ANY SUCH BREACH THE COMMUNITY MANAGER SHALL HAVE SUCH LAWFUL RECOURSE AGAINST RESIDENT AS ALLOWED AND PROVIDED IN THE STATUTES OF THE STATE OF OHIO.
- C. Management may change or modify these rules and regulations when such change or modification is required to protect the physical health, safety, or peaceful enjoyment of the residents.

### **SEVERE WEATHER CONDITIONS**

Amended rule 706 now states: Immediately upon occupancy, the community shall provide each community resident with written information indicating whether the local government provides a severe weather warning system or designated shelters and, if provided, describing the system and giving the nearest shelter location.

LAKE MILTON MHC does NOT provide a shelter to go to in times of inclement weather. However, the fire station will send out a three minute wavering siren, to indicate a WARNING of severe weather. A three minute steady siren will be sounded to indicate ALL CLEAR. All of the local schools may be used for temporary shelter locations.

If you don't have time to leave your mobile home, then the safest place to be would be the bathtub in the bathroom with the door closed. Stay away from any windows, if possible, DO NOT go outside to "take a look". Keep a portable radio close by for further information.

### **MISCELLANEOUS**

The community management shall notify each resident, upon occupancy, of all of the following:

If fire hydrants are available within the community, then vehicular parking on internal roads is prohibited within 10 feet of a hydrant.

Each home site shall be numbered and clearly marked for positive identification.

Each number shall be easily readable from the road servicing the home site.

ACKNOWLEDGEMENT AND AGREEMENT  
OF LAKE MILTON MHC  
PARK RULES AND REGULATIONS

I hereby acknowledge receipt of the Lake Milton MHC Rules and Regulations set forth by Lake Milton MHC management in accordance with my tenant lease agreement.

I agree to follow said rules and regulations and understand that they are in conjunction with, and as such incorporated into my lease agreement I signed prior to becoming a tenant.

ADDRESS

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TENANT/S

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DATE

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